

for sale

£190,000 Leasehold



Junction Way Mangotsfield Bristol BS16 9LA

Step into this beautifully presented GROUND floor apartment offering generous proportions, modern comforts and superb connectivity — ideal for first-time buyers, downsizers or savvy investors alike. Call Connells today to book your viewing appointment!

- Energy Rating: C
- Two bedrooms
- Spacious living room
- Open plan living/ Newly refurbished kitchen
- Ideal first-time purchase or

Property Details

Hallway

A spacious entrance hallway providing access to the living accommodation, bedrooms and bathroom, with useful storage cupboards and doors leading to the principal rooms.

Living Room

- 4.43m x 3.93m (14'6" x 12'11")

A spacious and well-proportioned reception room offering ample space for a range of furniture, with a window providing plenty of natural light. Open plan living offers a versatile room ideal for both relaxing and entertaining.

Kitchen

3.23m x 1.50m (10'7" x 4'11")

A practical fitted kitchen comprising a range of wall and base units with work surfaces over, incorporating a sink and drainer and space for appliances. Window providing natural light.

Bedroom One

3.26m x 2.93m (10'8" x 9'7")

A well-sized principal bedroom with ample room for a double bed and bedroom furniture. Benefiting from a front-facing window allowing plenty of natural light and built in wardrobes.

Bedroom Two

3.28m x 2.15m (10'9" x 7'1")

A useful second bedroom, suitable for a single bedroom, child's room or home office. Featuring a window and offering good proportions for its size.

Bathroom

2.24m x 1.86m (7'4" x 6'1")

A modern-style bathroom fitted with a paneled bath, wash hand basin and low-level WC, together with a window providing natural ventilation and light.

Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.





To view this property please contact Connells on

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Property Ref: EME306731 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1800.00

Ground Rent: 197.62

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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